

City of Garden Grove
WEEKLY CITY MANAGER'S MEMO
June 12, 2025

TO: Honorable Mayor and City
Council Members

FROM: Lisa Kim, City Manager

I. DEPARTMENT ITEMS

A. ECONOMIC DEVELOPMENT

A memo is attached to provide an update on the Business Retention and Expansion meetings for the months of January to May 2025.

B. CITY CLERK'S OFFICE

List of Records Requests for June 2025.

• **OTHER ITEMS**

– SOCIAL MEDIA HIGHLIGHTS AND NEWSPAPER ARTICLES

Copies of the week's social media posts and local newspaper articles are attached for your information.

– MISCELLANEOUS ITEMS

Items of interest are included.



Lisa Kim
City Manager

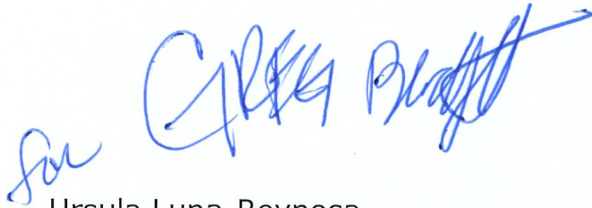
| | | | |
|---------------------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. California Fuel & Lubricants | 3/26/25 | <ul style="list-style-type: none"> • Premier Shell distributor since 2023 • Expanding to Richmond, Silicon Valley and San Bernardino • Needs space to boost Shell delivery capacity • Biggest competitor is SC Fuels | <ul style="list-style-type: none"> • Explore landscape buffer adjustment • Potential new office space location • Potential expansion of their operations space |
| 3. McDonald's | 3/28/25 | <ul style="list-style-type: none"> • Covered business development and city services • Address signage, street vendors and waste issues • Shared updates on new developments and relocations • Reviewed enforcement on sales tax and permits | <ul style="list-style-type: none"> • Follow up with Edison on service improvement • Provide contact information on homelessness services |
| 4. Garden Grove Kia | 4/23/25 | <ul style="list-style-type: none"> • Request for a traffic signal to improve safety and visibility • Explore expansion options • Address concerns about homelessness impact | <ul style="list-style-type: none"> • Follow up on feasibility of signal installation • Provide contact information on homelessness services |
| 5. Toyota Place | 5/28/25 | <ul style="list-style-type: none"> • Review potential tariff impacts on dealership sales • Identify marketing opportunities for local auto dealerships • Consider leasing a portion of the wholesale parts warehouse | <ul style="list-style-type: none"> • Returned to the dealership to gather details on possible warehouse leasing • Engaged with other auto dealers to discuss joint marketing opportunities |

CONCLUSION

BRE visits are a key component of the City's efforts to support local businesses by understanding their challenges, identifying opportunities, and strengthening relationships with business leaders. By engaging directly with the business community, the City aims to create a business-friendly environment that promotes long-term growth and investment in Garden Grove.

ATTACHMENTS

1. BRE Notes for January-May 2025



Ursula Luna-Reynosa
Assistant City Manager
Economic Development and Housing Director



By: Henry Surjono, Administrative Analyst

Open City of Garden Grove
INTER-DEPARTMENT MEMORANDUM

| | | | |
|----------|------------------|-------|--------------|
| To: | Lisa L. Kim | From: | Liz Vasquez |
| Dept: | City Manager | Dept: | City Clerk |
| Subject: | RECORDS REQUESTS | Date: | June 9, 2025 |

OBJECTIVE

To provide the month of May 2025 list of Records Requests.

BACKGROUND/DISCUSSION

The attached list is a summary of records requests received by the City Clerk's Office that were processed through the month of May 2025. The list provides the Request number, the date received, the request, the department the request was assigned, and the date the request was closed. Sensitive information and the names of requesters are not included. For those requests that are not assigned, e.g., information that is readily available on the City's website, the Records Coordinator provides the links and closes the request; for requests that have not yet been closed, the request is in process. Statistics are available for review on the City's website at https://ggcity.org/records_request/

SUMMARY

This memo is for information.

Liz Vasquez
City Clerk

Diana Serrato

By Diana Serrato
Deputy City Clerk

Attachment

Montly Requests Log

| # | Submitted | Request | Department | Due | Closed |
|-------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------|----------|
| 10195 | 05/02/25 | can I get the listing for new businesses for the previous month of April in Excel, thank you. | Finance | 05/15/25 | 05/15/25 |
| 10196 | 05/02/25 | PRA - Business License To Who It May Concern: I am an investigator with the Department of Industrial Relations, Office of the Director, Legal Unit. We represent the Uninsured Employers Benefits Trust Fund in workers compensation cases when... | Finance | 05/15/25 | 05/14/25 |
| 10197 | 05/03/25 | Please email as PDF: New Business License Listings April 2025 Bus. name, phone number, owner's name, & any home based, where possible | Finance | 05/15/25 | 05/15/25 |
| 10198 | 05/05/25 | 1. A list of all general contractors licensed with the city/township (if the list exists) 2. A list of all building permits issued for calendar year 2024, including the general contractor, owners, architect and any other construction service prov... | Finance Economic Development Community Development | 05/15/25 | 05/15/25 |
| 10199 | 05/05/25 | Please include the following information on uncashed checks: · Date issued (please include all dates over six months eligible for reissuance) If you would like a specific range 7/2020 – 1/2025. · Check/warrant number · Amount · Pay... | Finance | 05/15/25 | 05/09/25 |
| 10201 | 05/05/25 | Hello my name is Donald Scott and I work for Partner Engineering and Science and we have been obtained to conduct a PCA at 8911, 8915, 8919 and 8923 Mays Avenue, Garden Grove CA 92844. We are requesting any records of violations or fire, zoning, p... | Economic Development Community Development Public Works Utilities City Manager | 05/15/25 | 05/15/25 |
| 10202 | 05/05/25 | Hello, I would like to request a listing of new businesses that filed in the City of Garden Grove for the month of April 2025. Information including: Business name, business address, contact name, business phone number, and date that the business... | Finance | 05/15/25 | 05/15/25 |
| 10203 | 05/05/25 | Hello, My Agency is responsible for overseeing cleanup projects at contaminated properties. As part of an ongoing assessment, we have been informed that the City of Garden Grove required installation of a subsurface vapor barrier at the townho... | | 05/15/25 | 05/05/25 |
| 10204 | 05/05/25 | Subject: Request for Inspection Report of My Rental Property Dear City of Garden Grove Community Development Department, My name is Chung Tran, and I am currently residing at 12592 Cardinal Ave, Garden Grove, CA 92843. I am writing to kindly... | Economic Development Community Development | 05/15/25 | 05/15/25 |

| # | Submitted | Request | Department | Due | Closed |
|-------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|----------|----------|
| 10205 | 05/05/25 | Dear Records Coordinator, Pursuant to the California Public Records Act, I request access to the following records held by the City of Garden Grove from 2021 through 2024: 1. Reports, datasets, or memos submitted by waste haulers to the City... | Finance Public Works Utilities | 06/16/25 | |
| 10206 | 05/06/25 | Woodbury Park Revitalization and Expansion Project IFB NO. S-1340 which bid 5-6-25 @11 am. We are requesting all documents submitted in the bid package by Horizons Construction. Please send to bids@act1const.com | City Manager Community Services | 05/19/25 | 05/06/25 |
| 10207 | 05/07/25 | Please provide any open violations for the property at 13131 Siemon Ave. | | 05/19/25 | 05/07/25 |
| 10208 | 05/07/25 | I am requesting bid results for project: Woodbury Park Revitalization and Expansion Project IFB No. S-1340 | | 05/19/25 | 05/07/25 |
| 10209 | 05/07/25 | Hi, I would like the bid tabulation for the Woodbury Park Revitalization Project. We are a contractor who bid a scope of work, and want to see the results. Thank you, please advise. Best, Simran Bains | | 05/19/25 | 05/07/25 |
| 10210 | 05/07/25 | Please provide bid results for the following public works bid. Please also provide subcontractors for the LOW bidder. Woodbury Park Revitalization and Expansion Project (WPRE Project) S-1340 BID DATE: 5/06/2025 AT 11 AM | | 05/19/25 | 05/07/25 |
| 10212 | 05/07/25 | need a list of all open building code violations | | 05/17/25 | 05/07/25 |
| 10213 | 05/07/25 | May I request a copy of the bid results for the following project: Woodbury Park Revitalization and Expansion Project (WPRE Project) S-1340 Thank you! | | 05/19/25 | 05/07/25 |
| 10214 | 05/07/25 | Fire department records prior to 2019 regarding 7373 Hunt Ave and 7372 Doig Drive in Garden Grove. Including hazardous or petroleum material releases, or fires. | City Manager | 05/19/25 | 05/19/25 |
| 10215 | 05/07/25 | La Madera 9900 Acacia Avenue • Copies of Certificates of Occupancy • Copies of Outstanding Zoning Code Violations • Copies of Outstanding Building Code Violations • Copies of Outstanding Fire Code Violations • Copies of Current/upcoming road... | Public Works Community Development | 05/19/25 | 05/19/25 |
| 10216 | 05/07/25 | 9922 Acacia Ave • Copies of Certificates of Occupancy • Copies of Outstanding Zoning Code Violations • Copies of Outstanding Building Code Violations • Copies of Outstanding Fire Code Violations • Copies of Current/upcoming road widening and/... | Public Works Community Development | 05/19/25 | 05/19/25 |
| 10217 | 05/08/25 | I am working on behalf of Southern California Gas Company to obtain a copy of the certificate of liability insurance for the company LAL Services Inc, or L A L Services Inc, License #178979, that covers the date 08/30/2022. | Finance | 05/19/25 | 05/08/25 |
| 10218 | 05/08/25 | Los Angeles Engineering, Inc. is requesting copies of all bid packages that were submitted for the Woodbury Park Revitalization and Expansion Project, IFB No S-1340. PDF copies via email or link for download would be preferable, but we can pick u... | Community Services | 05/19/25 | 05/08/25 |

| # | Submitted | Request | Department | Due | Closed |
|-------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------|----------|
| 10220 | 05/08/25 | Bid Results for Woodbury Park Revitalization and Expansion Project (WPRE Project) S-1340. | | 05/19/25 | 05/08/25 |
| 10221 | 05/08/25 | Please send any Fire Department records regarding fire reports, fire incidents, USTs, ASTs, hazardous materials/waste, releases, site mitigation/cleanup, clarifiers, oil/water separators, interceptors, inspections, and violations for 7050 Lampson ... | Public Works Utilities City Manager | 05/19/25 | 05/19/25 |
| 10222 | 05/09/25 | Bid results for the Woodbury Park Revitalization and Expansion Project that bid on May 6th (or maybe May 7th?). I just need the bid numbers and names of contractors for bottom 3 bidders. Thank you. | | 05/19/25 | 05/09/25 |
| 10223 | 05/09/25 | My name is Amy Tran. My email is atrascientist@gmail.com. I would like the copy of ADU plan permit # 02-0181 Thank you | | 05/19/25 | 05/09/25 |
| 10224 | 05/10/25 | I would like to request the case report from code enforcement for the investigation of my residence at 13418 Magnolia St, Garden Grove, 92844 | Economic Development Community Development | 05/22/25 | 05/21/25 |
| 10225 | 05/12/25 | SmartProcure is submitting a public records request to the Garden Grove Police Department for any and all purchasing records from 1/31/2025 to current. The request is limited to readily available records without physically copying, scanning, or pr... | Finance | 05/22/25 | 05/21/25 |
| 10226 | 05/12/25 | Dear City Clerk, Pursuant to the California Public Records Act, I am requesting records related to the City of Garden Grove's stated opposition to Senate Bill 79 (Wiener, 2025). Specifically, I am requesting: Any letters, emails, or official... | City Manager | 05/22/25 | 05/22/25 |
| 10228 | 05/13/25 | 1. All documents or evidence reflecting and/or related to planning and approved installation of the street light at or near the intersection of Hazard Ave. and Euclid St. (location of the subject incident) that was installed in the days following ... | Public Works Police | 05/23/25 | 05/23/25 |
| 10229 | 05/13/25 | Business license for I & S core construction western avenue garden grove | Finance | 05/23/25 | 05/13/25 |
| 10232 | 05/13/25 | Racking Plans and 2nd story mezzanine plans for 7345 Orangewood Ave., Garden Grove. Thanks! | | 05/23/25 | 05/13/25 |
| 10233 | 05/13/25 | Copies of original blueprints and improvements for 12532 Garden Grove Blvd, Garden Grove, CA 92843 | | 05/23/25 | 05/13/25 |
| 10234 | 05/14/25 | City Clerk of Garden Grove: Attached is a Request for Public Records for the property located at 11700 Anabel Avenue, Garden Grove, CA 92843. Please review and process at your earliest convenience. | Public Works Utilities Community Development | 05/27/25 | 05/27/25 |
| 10236 | 05/15/25 | Hi, We are conducting a research project and kindly request your assistance in providing the following permit data points for the specified date range (03/01/2025 to 04/30/2025): 1. Permit Number 2. Issued Date 3. Contractor Business Name 4. ... | | 05/27/25 | 05/15/25 |

| # | Submitted | Request | Department | Due | Closed |
|-------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------|----------|
| 10237 | 05/15/25 | 11700 Anabel Ave - Garden Grove, CA 92843 To whom it may concern: We are completing a Phase I Environmental Site assessment for the subject property. Please accept this request for any information or documentation available regarding the abo... | Public Works Utilities | 05/27/25 | 05/27/25 |
| 10238 | 05/15/25 | Greetings! Please find the attached FOIA request letter for your review. We kindly ask that you confirm receipt of this request and, if possible, provide all responsive documents via email. If you have any questions or need any clarification, p... | Finance | 05/27/25 | 05/22/25 |
| 10239 | 05/15/25 | I would like a copy of the speed study (Engineering and Traffic Survey) that was in effect on 11-16-2023 for Dale Street between Chapman and Lampson. PDF for is preferred. Thanks, Allen Bourgeois | Public Works | 05/27/25 | 05/15/25 |
| 10240 | 05/15/25 | For Bid: Harbor and Garden Grove Blvd. Intersection, bidding on 5/15/25; we are requesting the bid unit prices and subcontractors listed for: Lone Rock, Sully Miller and All American Asphalt | Public Works | 05/27/25 | 05/15/25 |
| 10241 | 05/15/25 | Hello - I am looking to find the most recent set of TI plans w/ structural work that was completed at 12976 Main Street Garden Grove, CA | | 05/27/25 | 05/15/25 |
| 10242 | 05/15/25 | Requesting building plans to provide to contractor. 11361 Dallas Dr. Garden Grove, CA 92840 | | 05/27/25 | 05/15/25 |
| 10243 | 05/15/25 | Hi, I would like to request all the "pending/in review/in progress" building permits from 2023-2025 including the full address, project type, project sqft, project valuation, property owners' names and contact information. Thank you! | | 05/27/25 | 05/15/25 |
| 10244 | 05/16/25 | Requesting copies of the Full Bid Packages from the three (3) apparent lowest bidders on the Woodbury Park Revitalization & Expansion Project (S-1340) that bid on May 6, 2025 at 11:00 AM. Also requesting a copy of the complete Bid Tabulation from... | City Manager | 05/29/25 | 05/19/25 |
| 10245 | 05/16/25 | I would like to request Building Permit and approved plans for 11757 Harbor Blvd. The Building Permit Archives only has the documents and not the Plans. Pls send the approved plans. | | 05/29/25 | 05/19/25 |
| 10246 | 05/16/25 | Good day! Dodge Construction Network wants to ensure we have the most complete and accurate information regarding the Woodbury Park Revitalization and Expansion Project that bid on May 06 at 11:00 AM (PDT). DCN is requesting the following ... | City Manager | 05/29/25 | 05/19/25 |
| 10247 | 05/17/25 | Please provide the bid results and bid documents for the woodbury park project. | City Manager | 05/29/25 | 05/19/25 |
| 10248 | 05/18/25 | city of garden grove agenda items JUNE 2020 medal of honor bike pedestrian trail VIDEO , deciding the name of the medal of honor and all posted agenda related to the naming the city of garden grove agenda items JUNE 2020 | City Manager Economic Development | 05/29/25 | 05/22/25 |
| 10249 | 05/19/25 | Copies of Planning/Zoning application(s) and exhibits for a new communication tower (cell tower) that may have been submitted/resubmitted since March 24, 2025 or currently in-review for 12432 9th St. | Community Development | 05/29/25 | 05/19/25 |

| # | Submitted | Request | Department | Due | Closed |
|-------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|----------|
| 10250 | 05/19/25 | Date: 5/19/25 Attn: Procurement Department Re: Current Contractors and Contracts/ Open Records Request Greetings, For discovery purposes, we are seeking two pieces of information. This is pursuant to the Open Records Act.... | Finance | 05/29/25 | 05/27/25 |
| 10251 | 05/19/25 | Hello, Deltak is submitting a public records request to City of Garden Grove for commercial purposes. Would a representative please provide the information relating to the solicitation below? If available, please include any awarded contract... | Finance | 05/29/25 | 05/29/25 |
| 10253 | 05/20/25 | Agreement from 1985 - Antique Fire Engine (Any & All) Between City of GG and Stanley Ranch Museum /Garden Grove Historical Society | City Manager | 06/02/25 | 06/02/25 |
| 10255 | 05/20/25 | To Whom It May Concern, My name is Renee Hernandez. I have been a resident at 13272 Road Apt 4 Garden Grove Ca 93843 for 24 years. To my surprise and to all the tenants living on the property we were given an introductory letter from the new ow... | | 06/02/25 | 05/21/25 |
| 10256 | 05/21/25 | Copy of the lowest bid for the Harbor and Garden Grove Improvement Project No. CP 1303000 which bid on May 15, 2025. This is a public works project. I believe the lowest apparent bidder was Palp, Inc DBA Excel Paving. | Public Works | 06/02/25 | 05/21/25 |
| 10257 | 05/22/25 | Dear Public Records Officer, I am writing to request access to and copies of records under the California Public Records Act (Cal. Gov. Code § 6250 et seq.). Specifically, we are requesting electronic records of all purchase orders issued ... | Finance | 06/02/25 | 05/22/25 |
| 10258 | 05/22/25 | Can Lafayette apartments located at 11201 Euclid st garden grove ca 92840 , be inspected for mold ? Awful smell and constant leaking pipes | | 06/02/25 | 05/23/25 |
| 10259 | 05/23/25 | Record(s) Requested: INV132213 We are investigating an auto vs auto accident on behalf of Brown, Koro & Romag, LLP that occurred on April 20, 2025, between 12:30PM - 3:00PM, at Intersection of Westminster Boulevard and Magnolia Street, Garden G... | | 06/02/25 | 05/23/25 |
| 10260 | 05/27/25 | When will the Woodbury Park Revitalization and Expansion project bid results be available? | | 06/06/25 | 05/27/25 |
| 10262 | 05/27/25 | All video from the cameras on the traffic signal at the intersection of Chapman Avenue and South Euclid on December 10, 2024 from 8 am to 10 am. | | 06/06/25 | 05/27/25 |
| 10263 | 05/27/25 | Good Afternoon, Please see attached. Thank you, Rachel Tevanyan Bid Coordinator & Business Development Specialist Phone: Email: Web: (424) 358-5142 Rachel@granstrommasonry.com | | 06/06/25 | 05/27/25 |

| # | Submitted | Request | Department | Due | Closed |
|-------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------|----------|
| 10267 | 05/28/25 | Pursuant to the California Public Records Act (Government Code § 6250 et seq.), I am writing to request access to and a copy of a complete listing of all City of Garden Grove employees, specifically including the following fields: • First Name ... | Human Resources | 06/09/25 | 06/06/25 |
| 10269 | 05/28/25 | Utility Subscriber for the following addresses: 11581 Leonhardt Cir. Garden Grove CA 92841 12541 Fletcher Dr. Garden Grove CA 92840 | Finance | 06/09/25 | 06/02/25 |
| 10270 | 05/29/25 | 1. Accountings of uncashed checks issued to businesses that remain outstanding for six months or more that are still claimable by the payee. Please include the payee, check number, date, amount, and if possible, the last known address. If possib... | Finance | 06/09/25 | 06/03/25 |
| 10271 | 05/30/25 | May I request the Bid Results for the Woodbury Park Revitalization and Expansion Project (WPRE Project) S-1340 project? | City Manager | 06/12/25 | 06/03/25 |



House Foods America offers a diverse range of tofu and plant-based products.

QUICK FACTS

Established Year : 1997 GG facility

Number of Employees: 350 (approx in GG)

2023 Revenue: \$ 100-500 million annually

Featured Products

Organic Tofu Line

- **Soft Organic Tofu**
- **Medium Firm Organic Tofu.**
- **Firm & Extra Firm Organic Tofu**
- **Super Firm Organic Tofu**

Shirataki Noodles

- **Tofu Shirataki Spaghetti & Fettuccine**
– Low-carb, gluten-free pasta alternatives

Convenience Products

- **BCD Soon Tofu Soup Kit** – A collaboration with BCD Tofu House, bringing authentic Korean-style soft tofu soup to your kitchen.

Specialty Items

- **Yaki Tofu (Broiled Tofu)** – Pre-cooked
- **Extra Soft Tofu** – Delicate texture, perfect for soups and stews.

Corporate Philosophy

Greater joy to families through food
&

Contribute to the health and happiness of
families through brand experience

Milestone Timeline

- **1997** - Manufacturing facility opens in Garden Grove, CA.
- **2006** - Introduction of the Tofu Shirataki Noodles, a low-carb pasta alternative.
- **2012** - Launch of the Organic Tofu Line, made with U.S.-grown, non-GMO soybeans.
- **2015** - Expansion of production capacity to meet growing demand.
- **2019** - Expansion: Additional 36,000 sq. ft. to increase production capacity by 50%
- **2020** - Collaboration with BCD Tofu House to introduce the Soon Tofu Soup Kit.
- **2022** - House Foods America expands its plant-based product line.
- **January 2025** - Corporate restructuring under House Foods Holding USA Inc. to strengthen focus on the soybean value chain and global plant-based food market leadership

House Foods BRE Visit (3/10/25)





CALIFORNIA

FUELS & LUBRICANTS

CFL has grown into a leading distributor of petroleum fuels and lubricants across CA

California Fuels and Lubricants (CFL) is a family-owned, Hispanic-owned business founded in Garden Grove in 2004 with just two employees. Today, CFL operates 24/7 with a team of over 80 employees, serving Francisco.

QUICK FACTS

Established Year : 2024

Number of Employees: Over 100

Products & Services:

Fuel Products:

- **ULSD Clear diesel**
- **Off-road diesel**
- **Gasoline (multiple grades)**
- **Renewable diesel**
- **Biodiesel blends**

Lubricants & Chemicals:

- **Automotive and Industrial Lubricants**
- **Antifreeze**
- **Techron**
- **Diesel cleaners**

Fleet & Facility Services:

- **Bulk fuel delivery**
- **Fleet wet-hose fueling**
- **Reefer and generator fueling**
- **Fuel storage tanks**
- **Emergency deliveries**
- **Inventory management**

Sustainability & Innovation:

CFL is committed to environmental responsibility, offering renewable diesel made from sustainable sources like vegetable oil, animal fat and waste grease.

Milestone Timeline

- **2004** – Founded in GG with just 2 employees
- **2016** – GG approved an Amended and Restated operating covenant agreement
 - **Purpose:** Retain CFL in GG for the next 20 years & CFL to make significant capital investments of its own funds to increase volume of sale in GG
 - Expected to generate significant increase in sales tax revenue and employment opportunities
- **2023**-Amendment to extend the agreement through 2056
- **2024** – CFL acquired Mathisen Oil, an Inland Empire-based fuel and lubricant provider
 - Support CFL strategic growth into new markets
 - Now expand their services from San Diego, Inland Empire, San Francisco and beyond

California Fuel and Lubricant (3/26/25)



Business Visit Bio – Meeting Date: March 27, 2025

Patty Widdicombe, CEO and Owner of Widdicombe Enterprises

Overview

Patty Widdicombe is the CEO and owner of Widdicombe Enterprises, Inc., a leading McDonald's franchise operator in Garden Grove, California. Under her leadership, Widdicombe Enterprises has built a significant presence in the city, successfully managing five McDonald's locations. Her strategic vision and operational excellence have contributed to the brand's strength in the region.

Business Operations

Number of Locations: 5 McDonald's franchises

Estimated Annual Sales: Per HDL Retail Analytics, the 2023 retail analytics report estimates that fast-food establishments in the region generate annual sales ranging from \$33,000 to \$48,000 per square foot for locations sized between 3,000 and 4,500 square feet.

Tax Contribution:

Garden Grove collects a 2% sales tax, combining the 1% Bradley-Burns tax and the 1% Measure O tax.

Widdicombe Enterprises generates approximately \$40,000 per quarter from the Bradley-Burns tax across all five locations, reflecting average McDonald's sales performance.

An additional \$40,000 per quarter is generated through the Measure O tax, contributing further to the city's revenue.

Total estimated annual tax revenue to the city from these locations is approximately \$320,000.

McDonald's Global Brand Strength

In 2024, McDonald's regained its position as the world's most valuable restaurant brand, according to a Brand Finance report. The company experienced a 7% increase in brand value, further solidifying its leadership in the fast-food sector. In comparison, Starbucks' brand value saw a significant 36% decline. This resurgence in brand strength enhances the market positioning of Widdicombe Enterprises' franchises.

Additionally, KeyBanc Capital Markets recently raised McDonald's price target to \$340 from \$335, maintaining an "Overweight" rating. The stock is currently trading at around \$313.58, nearing its 52-week high of \$326.32, signaling a strong financial outlook.

Upcoming Marketing Campaigns and Product Innovations (2025-2026)

McDonald's continues to innovate and capture market interest through upcoming campaigns and product launches:

CosMc's Expansion: A new small-format chain specializing in specialty beverages and snacks, expected to roll out in select regions in 2025.

Sustainability Initiatives: Expansion of sustainable packaging efforts and increased use of renewable energy in restaurant operations.

Menu Innovations: Introduction of plant-based options, including the McPlant lineup, targeting a growing base of eco-conscious consumers.

Loyalty Growth: Enhancements to the MyMcDonald's Rewards program, with gamified experiences and personalized offers.

Global Collaborations: Continuing partnerships with global celebrities and brands to create limited-time offerings and exclusive merchandise.

These initiatives further enhance the brand's appeal and customer engagement, contributing to the success of franchise operators like Widdicombe Enterprises.

Strategic Impact

Patty Widdicombe's leadership has made a significant contribution to Garden Grove's economic development. Her operations provide stable employment opportunities, generate substantial tax revenue, and support the local economy. Through collaboration with city initiatives and community engagement, Widdicombe Enterprises continues to serve as a vital business partner in Garden Grove.

Potential Discussion Points

Opportunities for further collaboration on local events, community programs, and sponsorship opportunities.

Exploring growth potential through the CosMc's expansion or introducing McDonald's new product lines.

Partnership in city-led sustainability or workforce development initiatives.

homeless, crime, code enforcement, banner permits, Republic Trash, Southern California Edison, street vendors, sales tax, Disneyland run and street closures for special events.

McDonalds BRE Visit (3/28/25)



Garden Grove Kia: Business and Economic Development Summary

Business Background

Garden Grove Kia, owned by the Harding family through Garden Grove Automotive, Inc. (GGA), is a prominent Kia dealership in Orange County, CA. Known for excellence in customer service and community employment, GGA has deep roots in Garden Grove.

- The dealership originally operated at the Brookhurst Triangle, but was relocated due to area redevelopment.
- In collaboration with the City of Garden Grove and its Successor Agency, the dealership moved to a strategic location at 13731 Harbor Boulevard—a major commercial corridor near the city's resort district.
- This relocation preserved a key sales tax contributor within city boundaries.

In addition, the Harding family previously owned Garden Grove Hyundai, which they sold to the Westbrook Automotive Group.

◆ Proposed Dealership and Site Overview

- **New Address:** 13731 Harbor Boulevard
- **Lot Size:** 2.33 acres
- **Facility Size:** 25,000 square feet, including:
 - 6,000 SF showroom/delivery
 - 5,000 SF offices
 - 9,000 SF service area
 - 5,000 SF parts department
- **Parking:** 1.75 acres with **150 spaces**

The facility will be substantially renovated to support long-term operations as a **Kia franchise**, with an expected operation term of at least **25 years**.

◆ Economic Development Agreement Highlights

To support the dealership's successful relocation and continued operation, the **City of Garden Grove** established a **performance-based economic development agreement** with GGA.

- **Subsidy Structure:**
 - GGA receives **35% of annual sales tax revenue exceeding \$150,000**
 - **Cap:** Up to **\$2.5 million** total over the first **20 years**

- **City's Share:**
 - Retains **\$150,000 base annually**, and **65% of all excess revenue**
- **Payment Duration:**
 - Ends upon reaching the \$2.5M cap, 20 years of payments, or early termination
- **Full Agreement Term:** 25 years
- **Employment Requirement:** Maintain **at least 40 full-time equivalent (FTE) jobs**, verified annually

This structure ensures public funds are linked to measurable performance, aligning city goals with business success.

◆ **Community and Economic Benefits**

The agreement and dealership deliver the following community benefits:

- Boost **sales tax revenue** while preserving funds for essential services (public safety, infrastructure, etc.)
- **Create and retain jobs** within the city
- Strengthen Harbor Boulevard's position as a **key commercial corridor**
- Incentivize **private investment and redevelopment**

◆ **Financial Impact: Projected Revenue**

The City anticipates steadily increasing sales tax revenue net of the subsidy:

- **Year 1:** \$119,100
- **Year 20:** \$266,000



Toyota Place is a full-service Toyota dealership in Garden Grove, offering new and certified pre-owned vehicles, auto financing, maintenance, and repair services. As part of the NOARUS Auto Group, it plays a key role in the local economy and community engagement through employment, public health initiatives, and customer service excellence.

QUICK FACTS

Number of Employees: Over 100
Dealership Location Size: 5.5 Acre
Ownership Group: NOARUS Auto Group
Ownership Leadership:
 Norris J. Bishton (Chairman & CEO)
 Jamie Bishton (President)
General Manager: Sam Chaalan
Sales Tax: Top 25 in Garden Grove
Vehicle Rebate Program: Accounts for 50% of our rebates
 Almost 1 million dollars back

Products & Services:

- Sells new Toyota vehicles, certified pre-owned and used cars from previous brands
- Full-service auto maintenance and repairs
- Offers in-house financing, leasing options and trade in evaluation
- Sells genuine Toyota parts and accessories for repairs and upgrades

Noarus Auto Group Other Dealership

- Airport Marina Ford
- Airport Marina Honda
- Marina del Ray Toyota

Ownership / Leadership

- **Norris J. Bishton Jr.** – Chairman & CEO
 - Founder and long-time leader of NOARUS Auto Group
 - Legal background in automotive, real estate and civil litigation
- **Jamie Bishton** – President
 - Responsible for day-to-day operations and dealership performance
 - Often represents NOARUS in community and business engagements
- **Sam Chaalan** – General Manger for Toyota Place
 - Oversees all aspects of dealership operations
 - 2010- Received Toyota President’s Award

Dealership Location: 5.5 Acres



Toyota Place BRE Visit (5/28/25)



WEEKLY MEMO 06-12-2025

SOCIAL MEDIA HIGHLIGHTS



Post Performance

June 5, 2025 – June 11, 2025


Review the lifetime performance of the posts you published during the publishing period.

Included in this Report

X @CityGardenGrove

f Garden Grove City Hall

g gardengrovecityhall




X

@CityGardenGrove

Wed 6/11/2025 4:45 pm PDT

Registration is first come, first served, and payment must be received by Mon, 6/16. Checks are accepted for payment. Please...



A family member suddenly loses consciousness and passes out.

**Do you know CPR?
Is your CPR Certification current?**

If your answer is "no" to either of these questions, Garden Grove CERT is offering a full certification class for CPR/1st Aid/AED on **Saturday, June 21, 2025, from 9:00 AM – 5:00 PM.**

Cost for the class is **\$50.00.** Seating is limited. To reserve your spot and receive class location, email us at cert@ggcity.org. Registration will be taken on a first come basis and payment must be received by Monday, June 16, 2025.


Checks can be made out to **City of Garden Grove** and mailed to:
Garden Grove Police Department
c/o **Garden Grove CERT**

Impressions83

Potential Reach4,741

Engagements0

Engagement Rate (per Impression)0%




X

@CityGardenGrove

Wed 6/11/2025 4:45 pm PDT

Want to be prepared to save a life? 🚑
Garden Grove CERT is hosting a CPR/AED/First Aid certification class on Sat...




Impressions139

Potential Reach9,669

Engagements7


Engagement Rate (per Impression)5%




gardengrovecityhall

Wed 6/11/2025 4:45 pm PDT

Want to be prepared to save a life? 🚑
@ggcert is hosting a CPR/AED/First Aid certification class on Saturday, June 21,...





A family member suddenly loses consciousness and passes out.

**Do you know CPR?
Is your CPR Certification current?**

If your answer is "no" to either of these questions, Garden Grove CERT is offering a full certification class for CPR/1st Aid/AED on **Saturday, June 21, 2025, from 9:00 AM – 5:00 PM.**

Cost for the class is **\$50.00.** Seating is limited. To reserve your spot and receive class location, email us at cert@ggcity.org. Registration will be taken on a first come basis and payment must be received by Monday, June 16, 2025.

Checks can be made out to **City of Garden Grove** and mailed to:
Garden Grove Police Department
c/o **Garden Grove CERT**
Acacia Plevy
Garden Grove, CA 92840





Views696

Reach355


Engagements18

Engagement Rate (per View)2.6%






Garden Grove City Hall
 Wed 6/11/2025 4:45 pm PDT

Want to be prepared to save a life? 🚒
 Garden Grove CERT is hosting a
 CPR/AED/First Aid certification class on...




| | |
|----------------------------------|------|
| Impressions | 584 |
| Reach | 584 |
| Engagements | 36 |
| Engagement Rate (per Impression) | 6.2% |






gardengrovecityhall
 Tue 6/10/2025 6:09 pm PDT


congratulations to our class of 2025 💙



| | |
|-----------------|-------|
| Views | 1,081 |
| Reach | 1,152 |
| Comments | 0 |
| Story Taps Back | 30 |




gardengrovecityhall
 Tue 6/10/2025 5:12 pm PDT



| | |
|-----------------|-------|
| Views | 1,135 |
| Reach | 1,071 |
| Comments | 0 |
| Story Taps Back | 78 |





**gardengrovecityhall**
Tue 6/10/2025 5:08 pm PDT

time to celebrate our local college graduates! 🎉




| | |
|-----------------|-------|
| Views | 1,220 |
| Reach | 1,169 |
| Comments | 0 |
| Story Taps Back | 37 |





**gardengrovecityhall**
Tue 6/10/2025 5:00 pm PDT

☀️ #GardenGrove residents, you're invited to a **FREE** summer concert 🎵 sponsored by the Garden Grove Community Foundation!...




| | |
|----------------------------|-------|
| Views | 1,126 |
| Reach | 883 |
| Engagements | 27 |
| Engagement Rate (per View) | 2.4% |



**Garden Grove City Hall**
Tue 6/10/2025 5:00 pm PDT

☀️ #GardenGrove residents, you're invited to a **FREE** summer concert 🎵 sponsored by the Garden Grove Community Foundation!...



| | |
|----------------------------------|-------|
| Impressions | 1,331 |
| Reach | 1,331 |
| Engagements | 25 |
| Engagement Rate (per Impression) | 1.9% |



@CityGardenGrove

Tue 6/10/2025 5:00 pm PDT

#GardenGrove residents are invited to a FREE summer concert 🎵 sponsored by the Garden Grove Community Foundation! Joi...



Impressions

124

Potential Reach

4,741

Engagements

5

Engagement Rate (per Impression)

4%



gardengrovecityhall

Tue 6/10/2025 2:00 pm PDT

🚒 Sound the alarm for summer fun! 🚒
@ocfireauthority #82 is hosting 💧 **Water Safety Pledge Day** this **Friday, June 13...**



Views

1,314

Reach

1,039

Engagements

36

Engagement Rate (per View)

2.7%



Garden Grove City Hall

Tue 6/10/2025 2:00 pm PDT

🚒 Sound the alarm for summer fun! 🚒
Orange County Fire Authority #82 is hosting 💧 **Water Safety Pledge Day** this **Friday...**



Impressions

1,204

Reach


1,198

Engagements

32



Engagement Rate (per Impression)


2.7%



@CityGardenGrove

Tue 6/10/2025 2:00 pm PDT

OC Fire Authority Station #82 is hosting  Water Safety Pledge Day this Friday, June 14 from 2 PM to 3 PM, and you're invited!  ...



| | |
|----------------------------------|-------|
| Impressions | 107 |
| Potential Reach | 4,741 |
| Engagements | 3 |
| Engagement Rate (per Impression) | 2.8% |




@CityGardenGrove

Mon 6/9/2025 5:32 pm PDT

 Wed, 6/18 | 11AM  Hyatt Regency Orange County | 11999 Harbor Blvd At the State of the City, Mayor Klopfenstein will...





| | |
|----------------------------------|-------|
| Impressions | 117 |
| Potential Reach | 4,741 |
| Engagements | 1 |
| Engagement Rate (per Impression) | 0.9% |




@CityGardenGrove


Mon 6/9/2025 5:32 pm PDT


 LAST CHANCE TO RSVP FOR 2025 STATE OF THE CITY Tomorrow, June 10, is the final day to get your tickets for the 2025 State ...




| | |
|----------------------------------|-------|
| Impressions | 130 |
| Potential Reach | 4,741 |
| Engagements | 11 |
| Engagement Rate (per Impression) | 8.5% |




**gardengrovecityhall**
Mon 6/9/2025 5:30 pm PDT

**LAST CHANCE TO RSVP FOR THE**

2025 STATE OF THE CITY Tomorrow, June 10, is the final day to get your tickets for t...





Views

1,987

Reach


947


Engagements


29

Engagement Rate (per View)


1.5%



**Garden Grove City Hall**
Mon 6/9/2025 5:30 pm PDT

**LAST CHANCE TO RSVP FOR THE**

2025 STATE OF THE CITY Tomorrow, June 10, is the final day to get your tickets for t...



Impressions

567

Reach

553

Engagements

18

Engagement Rate (per Impression)

3.2%



**@CityGardenGrove**
Fri 6/6/2025 5:24 pm PDT

Start your weekend on the right foot

[#GardenGrove!](#)  Join Council Member Yesenia Muñeton, Mayor Stephanie...







Impressions

148

Potential Reach


4,741


Engagements

10

Engagement Rate (per Impression)


6.8%





gardengrovecityhall
Fri 6/6/2025 5:21 pm PDT

Start your weekend on the right foot
#GardenGrove! 🇺🇸 Join Council Member
Yesenia Muñeton, Mayor Stephanie...



Where:
Saturday, June 7, 2025

Time:
8:00am to 9:30am


Start
OCDA Station 86 / Westhaven Park
Dana Point
Return to OCDA Pine Station 86 / Westhaven Park
End


Inicio
Sábado, 7 de junio de 2025

Horas:
8:00am to 9:30am

Inicio
OCDA Station 86 / Westhaven Park
Dana Point
Regreso al OCDA Pine Station 86 / Westhaven Park
Fin


| | |
|----------------------------|-------|
| Views | 1,266 |
| Reach | 703 |
| Engagements | 18 |
| Engagement Rate (per View) | 1.4% |







Garden Grove City Hall
Fri 6/6/2025 5:21 pm PDT

Start your weekend on the right foot
#GardenGrove! 🇺🇸 Join Council Member
Yesenia Muñeton, Mayor Stephanie...




| | |
|----------------------------------|-------|
| Impressions | 1,025 |
| Reach | 1,000 |
| Engagements | 162 |
| Engagement Rate (per Impression) | 15.8% |





@CityGardenGrove
Fri 6/6/2025 3:26 pm PDT

As we close out National Small Business
Month, we're ending on a stylish note with
Paige James Boutique (📍 12062 Valley Vie...



| | |
|----------------------------------|-------|
| Video Views | 45 |
| Impressions | 158 |
| Potential Reach | 4,741 |
| Engagements | 5 |
| Engagement Rate (per Impression) | 3.2% |



Facebook icon


Garden Grove City Hall

Fri 6/6/2025 3:01 pm PDT

As we close out 🌟🌟🌟🌟🌟🌟 🌟🌟🌟🌟🌟🌟 🌟🌟🌟🌟, we're ending on a stylish note with Paige James Boutique at 📍 12062 Valley...



| | |
|----------------------------------|------|
| Video Views | 194 |
| Impressions | 479 |
| Reach | 460 |
| Engagements | 27 |
| Engagement Rate (per Impression) | 5.6% |




Instagram icon


gardengrovecityhall

Fri 6/6/2025 3:01 pm PDT

As we close out 🌟🌟🌟🌟🌟🌟 🌟🌟🌟🌟🌟🌟 🌟🌟🌟🌟, we're ending on a stylish note with Paige James Boutique at 📍 12062 Valley...



| | |
|----------------------------|-------|
| Views | 1,865 |
| Reach | 1,275 |
| Engagements | 63 |
| Engagement Rate (per View) | 3.4% |




X icon


@CityGardenGrove


Fri 6/6/2025 12:30 pm PDT

Anyone caught using or possessing illegal fireworks will be cited with a \$1000 fine. 📞
To report illegal fireworks, please call the...




| | |
|----------------------------------|-------|
| Impressions | 66 |
| Potential Reach | 4,741 |
| Engagements | 0 |
| Engagement Rate (per Impression) | 0% |







gardengrovecityhall
Fri 6/6/2025 12:30 pm PDT

**NO ILLEGAL FIREWORKS • \$1,000
FINE NO USAR COHETES ILEGALES •
MULTA DE \$1000 KHÔNG XAI PHÁO...**





| | |
|----------------------------|-------|
| Views | 2,344 |
| Reach | 1,852 |
| Engagements | 58 |
| Engagement Rate (per View) | 2.5% |







@CityGardenGrove
Fri 6/6/2025 12:30 pm PDT

 We'd like to remind the community to celebrate this July 4 responsibly. Only safe and sane fireworks bearing the CA State Fi...




| | |
|----------------------------------|-------|
| Impressions | 93 |
| Potential Reach | 4,741 |
| Engagements | 2 |
| Engagement Rate (per Impression) | 2.2% |





Garden Grove City Hall
Fri 6/6/2025 12:30 pm PDT

**NO ILLEGAL FIREWORKS • \$1,000
FINE NO USAR COHETES ILEGALES •
MULTA DE \$1000 KHÔNG XAI PHÁO...**



| | |
|----------------------------------|-------|
| Impressions | 2,641 |
| Reach | 2,573 |
| Engagements | 220 |
| Engagement Rate (per Impression) | 8.3% |



gardengrovecityhall

Thu 6/5/2025 6:15 pm PDT

Thank you to everyone who came together to honor the incredible journey, contributions, and legacy of the Vietnamese...



| | |
|-----------------|-----|
| Views | 536 |
| Reach | 513 |
| Comments | 0 |
| Story Taps Back | 22 |



gardengrovecityhall

Thu 6/5/2025 6:01 pm PDT

Q: "What are some of the key challenges you believe businesses in Little Saigon will face in the coming years, and how can cit...
to address these obstacles?"



| | |
|-----------------|-----|
| Views | 544 |
| Reach | 527 |
| Comments | 0 |
| Story Taps Back | 30 |




@CityGardenGrove


Thu 6/5/2025 5:47 pm PDT

#GardenGrove's Home Repair Program is open now through Monday, June 16, 2025, at 4:00 p.m. Qualified low-income...





| | |
|----------------------------------|-------|
| Impressions | 128 |
| Potential Reach | 4,741 |
| Engagements | 10 |
| Engagement Rate (per Impression) | 7.8% |





**gardengrovecityhall**
Thu 6/5/2025 5:40 pm PDT

🔧 **Fix your home up with a little help!**
#GardenGrove's Home Repair Program is **now open** through **Monday, June 16,**...




| | |
|----------------------------|-------|
| Views | 1,421 |
| Reach | 762 |
| Engagements | 28 |
| Engagement Rate (per View) | 2% |



**Garden Grove City Hall**
Thu 6/5/2025 5:40 pm PDT

🔧 **Fix your home up with a little help!**
#GardenGrove's Home Repair Program is **now open** through **Monday, June 16,**...



| | |
|----------------------------------|-------|
| Impressions | 1,058 |
| Reach | 1,014 |
| Engagements | 49 |
| Engagement Rate (per Impression) | 4.6% |



**gardengrovecityhall**
Thu 6/5/2025 5:24 pm PDT

Q: “As you see the growing population of Vietnamese-Americans in Garden Grove, how do you support them and the culture?...”



| | |
|-----------------|-----|
| Views | 589 |
| Reach | 547 |
| Comments | 0 |
| Story Taps Back | 47 |



gardengrovecityhall
Thu 6/5/2025 5:18 pm PDT

Couldn't make it to The Mayor's Take:
Leading Little Saigon? Watch some
highlights from Garden Grove Mayor...



| | |
|-----------------|-----|
| Views | 628 |
| Reach | 583 |
| Comments | 0 |
| Story Taps Back | 29 |



gardengrovecityhall
Thu 6/5/2025 3:12 pm PDT

#LittleSaigon50 #LS50 @ociesbdc
@cityofwestminsterca @fvproud
@cityofsantaana @vachamberofcommerc...



| | |
|-----------------|-----|
| Views | 795 |
| Reach | 741 |
| Comments | 0 |
| Story Taps Back | 53 |



gardengrovecityhall
Thu 6/5/2025 1:58 pm PDT

@ociesbdc @cityofwestminsterca @fvproud
@cityofsantaana @vachamberofcommerce
@gg_chamber @santaanachamber...



| | |
|-----------------|-----|
| Views | 914 |
| Reach | 857 |
| Comments | 0 |
| Story Taps Back | 92 |



 **gardengrovecityhall**

Thu 6/5/2025 1:19 pm PDT

#LittleSaigon50 #LS50 @ociesbdc
@cityofwestminsterca @fvproud
@cityofsantaana @vachamberofcommerc...



| | |
|-----------------|-------|
| Views | 1,313 |
| Reach | 1,164 |
| Comments | 0 |
| Story Taps Back | 15 |



Post Performance

June 5, 2025 – June 11, 2025

Review the lifetime performance of the posts you published during the publishing period.

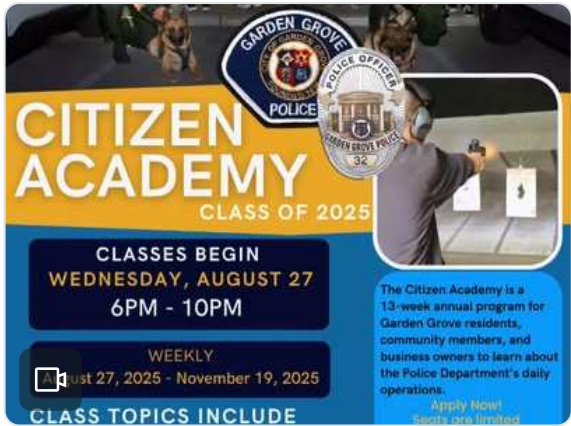
Included in this Report

 Garden Grove Police Department



Garden Grove Police Depart...
Tue 6/10/2025 6:07 pm PDT

Interested in how your police department works behind the scenes? If you live or work in #GardenGrove, now's your chance to...



| | |
|----------------------------------|------|
| Video Views | 343 |
| Impressions | 872 |
| Reach | 854 |
| Engagements | 56 |
| Engagement Rate (per Impression) | 6.4% |



Garden Grove Police Depart...
Mon 6/9/2025 6:48 pm PDT

Weekend recap 6/5/2025 - 6/8/2025
#GardenGrovePD #GGPD32 #GGPD
#SafeStreetsGG



| | |
|----------------------------------|-------|
| Video Views | 727 |
| Impressions | 1,396 |
| Reach | 1,347 |
| Engagements | 197 |
| Engagement Rate (per Impression) | 14.1% |



Garden Grove Police Depart...
Sat 6/7/2025 8:25 am PDT

In Memory of Officer Donald F. Reed #EOW
June 7, 1980. Officer Reed began his law enforcement career as a #GardenGrove...



| | |
|----------------------------------|-------|
| Video Views | 886 |
| Impressions | 2,203 |
| Reach | 2,118 |
| Engagements | 264 |
| Engagement Rate (per Impression) | 12% |

WEEKLY MEMO 06-12-2025

NEWS ARTICLES

The Tribune

June 11, 2025

Budgets approved by council

BY OC TRIBUNE STAFF ON JUNE 11, 2025 • ([LEAVE A COMMENT](#))



GARDEN GROVE city budgets were approved by the city council (Shutterstock).

“Structurally balanced” budgets for 2025-2026 and 2026-2027 and changes in the water use fee schedule were approved by the Garden Grove City Council on Tuesday night.

The council voted 7-0 on the budget, which – to be balanced – will require the transfer from the general fund’s unassigned fund balance in the amount of \$4 million to the worker’s compensation fund and \$3 million to the general liability fund, effective June 30, 2025.

Also approved were changes in the water service user fee schedule that should not affect – at least directly – the consumer financially.

The result will be to charge builders an increase in the deposit for the construction meter with back flow device from \$2,800 to \$3,800 as well as increasing the rental fee of a construction meter with back flow a rental price of \$2 per day up from \$1 a day.

Restoration of water service after a non-compliant back flow testing will go from no cost to \$107.

MISCELLANEOUS ITEMS
June 12, 2025

1. Calendar of Events
2. Agenda for the June 19, 2025 Garden Grove Planning Commission meeting.
3. Meeting minutes for the June 5, 2025 Garden Grove Planning Commission meeting.
4. League of California Cities articles from June 7, 2025 to June 12, 2025



CALENDAR OF EVENTS

June 12, 2025 – July 10, 2025

| | | | |
|-----------|---------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Thursday | June 12 | 9:00 a.m. | Zoning Administrator Meeting, CMC CANCELLED |
| Thursday | June 12 | 11:30 a.m.- 1:00 p.m. | Town Hall Meeting @ CMC, AB Room |
| Friday | June 13 | | City Hall Closed – Regular Friday Closure |
| Wednesday | June 18 | 11:00 a.m.- 1:00 p.m. | 2025 State of the City Hyatt Regency Orange County, 11999 Harbor Blvd. |
| Thursday | June 19 | 7:00 p.m. | Planning Commission Meeting, CMC |
| Tuesday | June 24 | 5:30 p.m. 6:30 p.m. | Closed Session, CMC Housing Authority Meeting, CMC Sanitary District Board Meeting, CMC Successor Agency Meeting, CMC City Council Meeting, CMC |
| Thursday | June 26 | | \$2 Coaches Casual Dress Day |
| Thursday | June 26 | 9:00 a.m. | Zoning Administrator Meeting, CMC |
| Friday | June 27 | | City Hall Closed – Regular Friday Closure |
| Tuesday | July 1 | 6:00 p.m. | Traffic Commission Meeting, CMC |
| Thursday | July 3 | 7:00 p.m. | Planning Commission Meeting, CMC |
| Friday | July 4 | | City Hall Closed – Independence Day |
| Tuesday | July 8 | 5:30 p.m. 6:30 p.m. | Closed Session, CMC Successor Agency Meeting, CMC City Council Meeting, CMC |
| Thursday | July 10 | | \$2 Coaches Casual Dress Day |
| Thursday | July 10 | 9:00 a.m. | Zoning Administrator Meeting, CMC |



AGENDA

GARDEN GROVE PLANNING COMMISSION

JUNE 19, 2025 - 7:00 PM

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, to address the Planning Commission, should contact the Community Development Department at (714) 741-5312 or email planning@ggcity.org 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

Agenda Item Descriptions: Agenda item descriptions are intended to give a brief and general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (2) at the Community Meeting Center at the time of the meeting.

Public Comments: Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

ROLL CALL: COMMISSIONERS ASHLAND, BEARD, CUEVA, FLANDERS, LARICCHIA, LINDSAY, RAMIREZ

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES – [June 5, 2025](#)
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. [SITE PLAN NO. SP-111-2022\(TE2\)](#)
[TENTATIVE PARCEL MAP NO. PM-2021-190\(TE2\)](#)

APPLICANT: DR. MICHAEL DAO

LOCATION: NORTHEAST CORNER OF GARDEN GROVE BOULEVARD AND BROOKHURST STREET AT 10201 AND 10231 GARDEN GROVE BOULEVARD

REQUEST: A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-111-2022 and Tentative Parcel Map No. PM-2021-190, as modified by Minor Modification No. 1, which allowed the consolidation of two (2) existing parcels into a single 1.86 acre parcel, and the construction of a five-story mixed-use development on the 1.86-acre site consisting of 5,312 square feet of retail space, 3,548 square feet for an art gallery use, and 10,745 square feet of medical space, and 52 apartment units. Pursuant to the State Density Bonus Law, in exchange for reserving three (3) units for very-low income, the project qualifies for a density bonus, concessions, waivers, and reduced parking. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.

STAFF RECOMMENDATION: Approval of a one-year time extension for Site Plan No. SP-111-2022(TE2) and Tentative Parcel Map No. PM-2021-190(TE2).

C.2. [CONDITIONAL USE PERMIT NO. CUP-259-2024\(TE1\)](#)

APPLICANT: FREEDOMHOUSE OC CHURCH

LOCATION: SOUTHWEST CORNER OF KATELLA AVENUE AND EUCLID STREET AT 10912 KATELLA AVENUE

REQUEST: A request for a one-year time extension for the approved entitlements under Conditional Use Permit No. CUP-259-2024 to operate a new religious facility, including, church services, an accredited bible college, and a child day care within an existing 46,287 square-foot tenant space. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.

STAFF RECOMMENDATION: Approval of a one-year time extension for Conditional Use Permit No. CUP-259-2024(TE1).

C.3. [SITE PLAN NO. SP-160-2025](#)

APPLICANT: DAVID SIMPSON

LOCATION: SOUTHEAST CORNER OF TRASK AVENUE AND BROOKHURST STREET AT 10150 TRASK AVENUE

REQUEST: A request for Site Plan approval to construct a one-story 3,625 square foot freestanding steel structure for vehicle maintenance on an existing car dealership lot. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: Approval of Site Plan No. SP-160-2025, pursuant to the recommended Conditions of Approval.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT

GARDEN GROVE PLANNING COMMISSION
Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes
Thursday, June 5, 2025

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Commissioner Ashland
Commissioner Beard
Commissioner Cueva
Commissioner Flanders
Commissioner Laricchia
Commissioner Lindsay
Commissioner Ramirez

PLEDGE OF ALLEGIANCE: Led by Commissioner Lindsay.

ORAL COMMUNICATIONS – PUBLIC

Speaker: Tom Raber

May 15, 2025 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Beard

Ayes: (4) Ashland, Beard, Laricchia, Lindsay

Noes: (1) Cueva

Absent: (0) None

Abstain: (2) Flanders, Ramirez

PUBLIC HEARING – NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT NO. GPA-002-2025 AND SITE PLAN NO. SP-159-2025 FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF KNOTT STREET AND ACACIA AVENUE, AT 12821 KNOTT STREET

Applicant: HARBINGER MOTORS, INC.
Date: June 5, 2025

Request: A request that the Planning Commission recommend City Council approval of a General Plan Amendment, and Site Plan for the construction of a mezzanine office space for an existing industrial building on an approximately 7.97-acre site. The specific land use

entitlement approvals requested include the following: (i) General Plan Amendment to establish subareas A and B within the IC (Industrial Commercial Mixed Use) land use designation, and establish a 0.55 FAR for industrial uses within Subarea B; and (ii) Site Plan approval to allow for an approximately 10,368 square-foot interior mezzanine addition for an existing industrial building.

The Planning Commission will also consider a recommendation that the City Council adopt a Negative Declaration for the project.

At the request of Staff, Chairman Ramirez moved this item up on the Agenda.

Action: The Planning Commission continued the item to a date uncertain for staff to update and recirculate the environmental document and address noticing errors. The item will be re-advertised.

The Planning Commission did not receive an oral staff report, take public testimony, or discuss the item.

Motion: Ashland Second: Lindsay

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez
Noes: (0) None
Absent: (0) None

CONTINUED PUBLIC HEARING – SITE PLAN NO. SP-157-2025 AND LOT LINE ADJUSTMENT NO. LLA-036-2025 FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF TRASK AVENUE AND MAGNOLIA STREET AT 9032 AND 9062 TRASK AVENUE

Applicant: IN-N-OUT BURGERS, INC.
Date: June 5, 2025

Request: A request for Site Plan approval to construct a 778 square foot freestanding outdoor dining patio structure at an existing restaurant, In-N-Out Burger, and to reconfigure the existing drive-thru lane and parking area. The project includes the demolition of an existing vacant restaurant building, formerly occupied by Mae’s Café, to accommodate additional drive-thru vehicle queuing and parking spaces. Also, a request for Lot Line Adjustment approval to remove an existing lot line for the purpose of consolidating two (2) adjoining parcels into one (1) parcel to accommodate the proposed improvements. In conjunction with the request, the Planning Commission will also consider a determination

that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Commissioner Ramirez announced he has a financial conflict of interest because his spouse is an employee of the applicant, recused himself, and left the meeting before hearing or consideration of the item by the Commission.

Action: Resolution No. 6112-25 was approved with one amendment to the Conditions of Approval as follows:

~~Delete Condition 74: There shall be no deliveries from or to the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.,~~ and renumber the conditions of approval.

Motion: Lindsay Second: Cueva

Ayes: (6) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay
Noes: (0) None
Absent: (1) Ramirez

Commissioner Ramirez rejoined the meeting.

PUBLIC HEARING – SITE PLAN NO. SP-158-2025 FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF LINCOLN WAY AND WESTERN AVENUE, AT 7441 LINCOLN WAY

Applicant: JYJ LOGISTICS LLC
Date: June 5, 2025

Request: A request for Site Plan approval to construct a new 50,300 square foot shell industrial building along with other associated site improvements following the demolition of the existing 22,108 square foot building. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environment Quality Act (CEQA).

Action: Resolution No. 6115-25 was approved with Condition of Approval No. 83, 84, and 85 added, and revisions to Conditions of Approval Nos. 16, 37, and 67 as follows:

83. The entry gates into the loading truck court shall be positioned after a minimum of fifty feet (50'-0") of total available stacking depth inside the property line.

84. Anti-idling signs indicating a three-minute heavy-duty truck engine idling restriction shall be posted along entrances to the site and at the truck loading bays. Signs shall be installed at all heavy-duty truck exit driveways directing truck drivers to the truck route as indicated in the truck routing plan, as described in condition No. 85 below, and in the state highway system.
85. Prior to the issuance of a certificate of occupancy, the facility operator shall submit a truck routing plan to and from the state highway system based on the latest truck route map of the city to the Community Development Director for review and approval. The truck routing plan shall describe the operational characteristics of the use of the facility operator, including, but not limited to, hours of operation, types of items to be stored within the building, and proposed truck routing to and from the facility to designated truck routes that, to the greatest extent possible, avoid passing sensitive receptors.

The truck routing plan shall include measures, such as signage and pavement markings, queuing analysis, and enforcement, for preventing truck queuing, circling, stopping, and parking on public streets. The facility operator shall be responsible for enforcement of the truck routing plan. A revised truck routing plan shall be submitted to the planning director or equivalent position prior to a business license being issued by the city, county, or city and county for any new tenant of the property. The Community Development Director shall have discretion to determine if changes to the truck routing plan are necessary, including, but not limited to, any additional measures to alleviate truck routing and parking issues that may arise during the life of the facility.

16. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, tree well and landscaping, and construct **~~Newport Street Lincoln Way and Western Avenue~~** frontage improvements as identified below.
[...]

- g. The new landscaping in the public right of way on Lincoln Way and Western Avenue shall be consistent with existing landscape **~~with the resort are north of the project site along street frontage~~** and approved by Planning **Services** Division.

37.

- f. Identify responsible contractor and individuals for maintaining the new landscape and irrigation improvements in the public right of way for a period of three **~~(5)~~ (3)** years following the acceptance of the improvements by the City.

67.

- a. Monday through ~~Saturday~~ **Friday** - not before 7:00 a.m. and not after 5:00 p.m. (of the same day).

One letter of opposition submitted by Chase Preciado and Rebecca Davis with Lozeau Drury LLP.

Motion: Laricchia Second: Ashland

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez

Noes: (0) None

Absent: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-156-2025 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF CHAPMAN AVENUE, BETWEEN GILBERT STREET AND BROOKHURST STREET, AT 9562 CHAPMAN AVENUE.

Applicant: WILLIAM D. JAGER

Date: June 5, 2025

Request: A request for Site Plan approval to construct a four-story, thirty-six (36) unit residential apartment building and associated site improvements on an approximately 0.82-acre lot. The proposal includes four (4) affordable housing units for "very low-income" households. Inclusion of the four (4) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law and Garden Grove Municipal Code (GGMC) Section 9.60.040 (collectively, the "Density Bonus Law" or "DBL"). The project has been designed to incorporate certain incentives/concessions and waivers/reductions of development standards pursuant to the DBL. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Action: Resolution No. 6116-25 was approved with Condition of Approval No. 74 revised as follows:

74. All new block walls, and/or retaining wall(s), including existing block walls to remain, if any, shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following:

- a. Decorative masonry walls are required along the perimeter property lines, and shall be constructed to a minimum height of six feet (6'-0"), up to a maximum of ~~seven feet (7'-0")~~ **eight feet (8'-0")**, as measured from highest point

of finished grade. Whether new or existing, the block walls shall be decorative and utilize stucco finish, slump stone, decorative CMU, or split face block. Street-facing perimeter walls shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.

Three letters of support submitted by Devin Valdez, Elizabeth Hansburg, and Matthew Gelfand.

Motion: Lindsay Second: Laricchia

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez

Noes: (0) None

Absent: (0) None

CONTINUED PUBLIC HEARING – AMENDMENT NO. A-042-2025

Applicant: CITY OF GARDEN GROVE

Date: June 5, 2025

Request: A request for a City-initiated Zoning Text Amendment to various provisions of Title 9 (Land Use) of the Garden Grove Municipal Code. The proposed Amendment would update portions of Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), 9.32 (Procedures and Hearings), 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units), and 9.60 (Special Housing Regulations) to conform to changes in State Law and City Policies, and to make clarifications and typographical corrections. In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council determine that the proposed amendment is categorically and statutorily exempt from review under the California Environmental Quality Act (CEQA).

At the request of Staff, Chairman Ramirez moved this item to the end of the Agenda.

Commissioner Lindsay announced that he had a potential conflict of interest because he owned a general contracting business that could potentially be affected by some of the proposed amendments, recused himself, and left the meeting room prior to the start of the item.

Action: Resolution No. 6113-25 was approved.



Legislature's budget blueprint makes progress on city priorities, but there's more work to be done

Jun 10, 2025

Sacramento — Following the Legislature's announcement of their FY 2025-26 State Budget agreement, League of California Cities Executive Director and CEO Carolyn Coleman issued the following statement:

"Cities play an integral role in carrying out the state's goals, and in a climate of fiscal uncertainty, the Legislature's budget blueprint makes progress on several city priorities. But there's more work to be done.

We are pleased that lawmakers listened to the will of the voters and cities' calls by providing initial investments to support Prop. 36. This one-time funding is a crucial first step in implementing this common-sense public safety measure and providing more tools for cities to protect the safety of all who live in their communities.

We appreciate the Legislature rejecting the Governor's proposal to reduce the state's flagship Homeless Housing, Assistance and Prevention grant funding to zero. While the Legislature's proposal restores the funding by half, any cuts will upend the years of progress our cities have made in addressing homelessness. As budget negotiations continue, we urge the Governor and Legislature to restore funding for the HHAP program to the previous year's level.

We also appreciate that the Legislature's proposal largely recognizes the funding voters approved as part of the Prop. 4 climate bond should remain available for its stated uses. This funding is essential to making our communities more resilient to the impacts of a changing climate. Every dollar counts when it comes to home hardening grants and water infrastructure improvements that ensure our communities can weather future catastrophes like firestorms and droughts.

As the budget process moves forward, Cal Cities will continue to advocate for a final budget package that includes ongoing funding for homelessness, funding to implement Prop. 36, and the protection of voter-approved investments in climate change."

Established in 1898, the League of California Cities is a nonprofit statewide association that advocates for cities with the state and federal governments and provides education and training services to elected and appointed city officials.



Message from Cal Cities President Lynne B. Kennedy on federal immigration enforcement actions

Jun 10, 2025

Dear City Officials,

Cal Cities stands in support of communities across California — including Los Angeles, Paramount, Bakersfield, San Diego, and others — that are experiencing the impacts of recent federal immigration enforcement actions. These actions have caused fear, frustration, and uncertainty among residents. We also support the constitutional rights of residents to express their concerns over these actions through peaceful protest. Violence and property destruction are not a solution.

We recognize and appreciate the work you do every day to maintain public safety, build public trust, and protect the well-being of all community members. It is because of your efforts that local governments remain the most trusted level of government among the American public. We understand that recent events threaten that trust and make your work even more challenging.

These events also highlight a long-standing reality: the nation's immigration system, which is a federal responsibility, is deeply broken. That is why Cal Cities has consistently called on Congress to enact commonsense immigration reforms — reforms that balance enforcement with thoughtful and sensitive solutions that reflect the realities faced by millions of families, students, and workers in California and across the nation.

Cal Cities remains in close communication with our federal congressional delegation and state officials. We are committed to keeping you informed and sharing any information that may support your city as you navigate these difficult circumstances.

Thank you for your leadership.

Sincerely,

Lynne B. Kennedy
President, League of California Cities
Mayor Pro Tem, Rancho Cucamonga